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December 28, 2018

Dear Members of the Blacksburg Planning Commission,

As the owner of River Mountain Properties, I will have the privilege of being property manager of the 1222 Patrick Henry project. I want to take this opportunity to introduce our philosophy and management plan for this unique property. Having been a resident of Blacksburg for the last 21 years, I am very excited to partner with Green Valley Builders, a local company that is equally invested in our community. Their commitment to superior construction and thoughtful design align well with our business values and our goal of providing our residents with a quality living experience.

The 1222 Patrick Henry project will do more than provide much-needed relief to the housing shortage in our town; we are creating a home and a welcoming neighborhood for members of our community. 1222 Patrick Henry's design, amenities, and culture will appeal to young professionals and families who are not ready or interested in buying. Residents will have the opportunity to attend special classes held in the community room like yoga, art, personal finance or first aid. They can also attend bike repair clinics in 1222 Patrick Henry's own bike repair shop. They can participate in themed charity events like a food drive for Micah's Backpack. River Mountain Properties will be providing catered cookouts, movie nights and tailgates where residents and families can spend time getting to know one another. In our experience, this approach to management develops a sense of neighborhood pride and ownership with the residents that results in a positive living environment and excellent tenants.

Our strict enforcement of management policies and close attention to maintenance both inside the building, and the adjacent areas, will ensure that 1222 Patrick Henry blends well and exists in harmony with surrounding neighborhoods. The site will be staffed with several full-time employees and our main office is less than half a mile away. River Mountain Properties will be monitoring the trail and keeping it clean, so everyone can enjoy using it. We will go into each unit a minimum of every three months to do routine maintenance and inspections for things like unauthorized tenants. Each bedroom will receive one parking pass and all unauthorized cars will be towed from the parking lot. The enclosed corridors and full-time onsite staff make monitoring the residents easy.

With this project, we have the opportunity to fill a great demand by providing housing in the perfect location, at a critical time, with a qualified, local team who are invested in helping our town grow responsibly and sharing with young people and new town residences the importance of being a part of their community.

Please let me know if we can answer any questions you might have.

Sincerely,

Lindsey M. Gilmer, Owner  
River Mountain Properties, LLC